

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Staff Use OnlyDate Received: 9/2/05

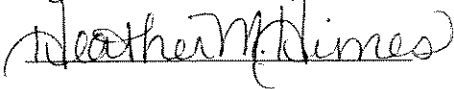
Date Accepted: _____

Planning District: _____

Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATIONName: Heather Himes Daytime Phone: 703 456-8555Address: Cooley Godward LLP One Freedom Square, Reston Town Center, 11951 Freedom Drive, Reston, VA20190Nominator E-mail Address: hhimes@cooley.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

See attached Petitions

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

Heather M. Himes is an attorney with Cooley Godward, LLP representing Toll Brothers, Inc.**SECTION 2: GENERAL INFORMATION**Check appropriate supervisor district: ☐ Braddock ☒ Lee ☐ Mason ☐ Mount Vernon ☐ SpringfieldTotal number of parcels nominated: 36Total aggregate size of all nominated parcels (in acres and square feet): 479,193 sq. ft. 9.81 ~~+/- 11~~ acresIs the nomination a Neighborhood Consolidation Proposal: ☒ Yes ☐ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

"Development in the Shirley Park neighborhood should be in accordance with the recommendations cited in the Shirley Park Community Improvement Plan."

Current Plan Map Designation: single family residential use at 3 - 4 dwelling units per acre

Proposed Comprehensive Plan Designation: single family residential use at 3-4 dwelling units per acre with two options for redevelopment: 1. with substantial consolidation single family at 8-12 du/ac; 2. with substantial consolidation and development conditions single family at 12-16 du/ac.

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	+/- 138 du
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☐ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

**Fairfax County Planning Commission Office
Government Center Building, Suite 330**

EXISTING PLAN TEXT

FAIRFAX COUNTY COMPREHENSIVE PLAN AREA IV SPRINGFIELD PLANNING DISTRICT S9- BEULAH COMMUNITY PLANNING SECTOR SHIRLEY PARK

S-9 Beulah Community Planning Sector

5. Development in the Shirley Park neighborhood should be in accordance with the recommendations cited in the Shirley Park Community Improvement Plan.

. . .

*The Comprehensive Plan Map designates the Shirley Park neighborhood as planned for three to four dwelling units per acre.

PROPOSED PLAN TEXT
FAIRFAX COUNTY COMPREHENSIVE PLAN
AREA IV
SPRINGFIELD PLANNING DISTRICT
S9- BEULAH COMMUNITY PLANNING SECTOR
SHIRLEY PARK

S-9 Beulah Community Planning Sector

Current Text: 5. Development in the Shirley Park neighborhood should be in accordance with the recommendations cited in the Shirley Park Community Improvement Plan.

Replace existing paragraph 5, as indicated above, with the text indicated below:

5. The Shirley Park neighborhood, as identified on the Fairfax County Tax Map as (81-3 ((10)) 1-4, 5A, 6A, 7-15 and 91-1 ((6)) 1-21) is planned for and developed with single family residential use at three to four dwelling units per acre. As an option, with substantial consolidation, the Shirley Park neighborhood may be appropriate for residential development at eight to twelve dwelling units per acre.

As a further option, if the following conditions are satisfied, a residential density of twelve to sixteen dwelling units per acre may be appropriate:

- Consolidation of five or more contiguous acres;
- A coordinated, attractive and well-designed development, compatible with the surrounding residential communities;
- Maintenance of a maximum of two entrance points on Fleet Drive;
- Maintenance of access to the existing residential development to the south of Shirley Park by way of Wills Street;
- Provision of appropriate screening along the northern, eastern and southern boundaries; and
- Incorporation of sidewalks throughout the development.

**2005 COMPREHENSIVE PLAN AMENDMENT
SPRINGFIELD PLANNING DISTRICT
S9- BEULAH COMMUNITY PLANNING SECTOR
FLEET DRIVE**

STATEMENT OF JUSTIFICATION

I. INTRODUCTION AND OVERVIEW

Cooley Godward, LLP (hereinafter referred to as the “Nominator”), is submitting this nomination on behalf of Toll Brothers, Inc. (“Toll”), with the consent of over seventy-five percent of the owners of the forty-one (41) properties subject to this nomination, which also represents more than seventy-five percent of the land area subject to the nomination. The 41 parcels are located in the Lee District on the east side of Fleet Drive on both the north and south sides of Fogle Street and Wills Street and are identified on the Fairfax County Tax Map as 81-3 ((10)) 1-4, 5A, 6A, 7-15 and 91-1 ((6)) Parcels 1-21 (the “Property”). The Property is within the Springfield Planning District of Area IV of the Fairfax County Comprehensive Plan. The Nominator requests approval of a Comprehensive Plan Amendment to provide additional opportunities for neighborhood consolidation and redevelopment with residential use at a density appropriate for this location.

II. COMPREHENSIVE PLAN AMENDMENT

The Property is currently planned for and developed with single family residential use at three to four dwelling units per acre. The existing Plan text states that development of the Property should be in accordance with the Shirley Park Community Plan (the “Community Plan”). The Community Plan does not provide guidance for redevelopment of the neighborhood, but instead focuses on design features for the existing community, including streetscaping, landscaping and sidewalks. The Property is currently developed with single family detached homes that were constructed in the early 1950’s. While the homes and neighborhood are relatively well-maintained, the existing development is no longer in character with the surrounding neighborhoods of higher density.

The Nominator is proposing to replace the existing language to provide an incentive for consolidation of the Property. The new language maintains the current base density of three to four dwelling units per acre but provides an option for development at eight to twelve units per acre with substantial consolidation of the parcels that constitute the Property. In addition, the proposed Plan language provides an additional option to permit residential development at a density of twelve to sixteen dwelling units per acre with consolidation of five or more contiguous acres and the satisfaction of a number of specified conditions. These conditions include (i) the provision of a coordinated, attractive and well-designed development that is compatible with the surrounding communities; (ii) maintenance of a maximum of two entrance points on Fleet Drive; (iii) maintenance of access to the existing residential development directly to the south of Shirley Park via Wills Street; (iv) the provision of appropriate screening along the north, south and east boundaries; and (v) incorporation of sidewalks throughout the development.

The development of a number of medium-high density subdivisions in the area have made a density of twelve to sixteen dwelling units per acre more appropriate in this location. These nearby developments include Franconia Commons to the south and east, Olde Franconia Station and Fleetside to the north, Potters Glen to the east and Japonica to the west; each of these communities are similar in density to the range proposed with this Plan Amendment. Given these redevelopments at higher densities, and the nearby location of industrial and commercial uses, the existing Shirley Park single family homes are no longer compatible with the general development in the area. In addition, redevelopment of this Property will provide additional opportunities for affordable housing in this area of the county.

Consistent with the Comprehensive Plan for this Sector, the proposed Plan language would permit infill development consistent with the Policy Plan Land Use Objectives 8 and 14. Objective 8 provides that the "County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods . . . by ensuring that infill development is of compatible use and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur." The proposed residential development is of compatible use and density with the surrounding neighborhoods. Further, any transportation or environmental impacts that will occur due to the redevelopment of the Property will be mitigated appropriately.

Objective 14 recommends that the "County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses." In furtherance of policy 14.b, the infill development that would be permitted under the proposed Plan range would be compatible in scale, density and mass with the surrounding development, since the Property is surrounded by railroad tracks and higher density townhouse developments. Further, the proposed Plan range would provide for a development that could be supported by adequate public facilities and transportation systems in the area. Pursuant to policy 14.f, the proposed language incorporates urban design principles into the conditions associated with the proposed density range. Specifically, these include compatibility with adjoining uses, provision of pedestrian connections and incorporation of appropriate buffering and screening of neighboring uses. Policy 14.i recommends minimizing the potential adverse impacts on major arterials through the consolidation of access points, which the Nominator has also incorporated into the proposed language.

III. CONCLUSION

The Nominator's proposed Comprehensive Plan Amendment improves upon the existing recommendations regarding the Beulah Community Planning Sector. As such, the Nominator's proposal would better achieve the Plan objectives than the current density range indicated on the Plan map. The Nominator, therefore, respectfully requests the support of this Comprehensive Plan Amendment by the APR Task Force, County Staff and the Planning Commission and seeks approval from the Board of Supervisors.

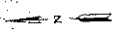
SPECIFIC INFORMATION TABLE

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
0813-10-0001	Patricia A. Frogal Leslie A. Berry	6262 Fogle Street	3104 Lynnhaven Drive Virginia Beach, VA 23451	0.36	(See attached Petition) 7005 1160 0001 9196 9256
0813-10-0002	Donald C. & Cynthia R. Hakenson	6260 Fogle Street	4708 Lillian Drive Alexandria, VA 22310	0.23	(See attached Petition) 7005 1160 0001 9196 9263
0813-10-0003	Estate of Ruth & Lawrence Myers	6258 Fogle Street	c/o Marilyn Estep 11519 Wild Acre Way Fairfax Station, VA 22039	0.23	7005 1160 0001 9196 9195
0813-10-0003	Estate of Ruth & Lawrence Myers	6258 Fogle Street	c/o Audrey Burman 3520 Prosperity Avenue Fairfax, VA 22031		7005 1160 0001 9201 5358
0813-10-0003	Estate of Ruth & Lawrence Myers	6258 Fogle Street	c/o Dennis Myers 7814 Richfield Rd. Springfield, VA 22153		7005 1160 0001 9201 5365
0813-10-0003	Estate of Ruth & Lawrence Myers	6258 Fogle Street	c/o Kathleen Gibson 8491 Silver View Court Lorton, VA 22079		(See attached Petition) 7005 1160 0001 9201 5372
0813-10-0003	Estate of Ruth & Lawrence Myers	6258 Fogle Street	c/o Thomas Myers 11519 Wild Acre Way Fairfax, VA 22309		7005 1160 0001 9201 5389
0813-10-0003	Estate of Ruth & Lawrence Myers	6258 Fogle Street	c/o Charles Myers 9166 Barrick Street, Apt. 101 Fairfax, VA 22031		7005 1160 0001 9201 5396
0813-10-0004	John R. Crowell, TR Janet M. Crowell, TR	6256 Fogle Street	7627 Hayfield Road Alexandria, VA 22315	0.23	(See attached Petition) 7005 1160 0001 9196 9287
0813-10-0005A	Ervin L. & Alicia A. Ridgeway <i>deceased</i>	6254 Fogle Street	6254 Fogle Street Alexandria, VA 22310	0.26	(See attached Petition) 7005 1160 0001 9196 9294
0813-10-0006A	Glenn E. Pike Adam Muneeb	6252 Fogle Street	6252 Fogle Street Alexandria, VA 22310	0.30	(See attached Petition) 7005 1160 0001 9196 9300
0813-10-0007	Ali Billoo	6250 Fogle Street	6250 Fogle Street Alexandria, VA 22310	0.23	(See attached Petition) 7005 1160 0001 9201 5402
0813-10-0008	Dale F. & Charlene C. Cole John R. Crowell, TR	6249 Fogle Street	1577 Cromwell Road Catlett, VA 20119	0.28	7005 1160 0001 9196 9324
0813-10-0009	Janet M. Crowell, TR	6251 Fogle Street	7627 Hayfield Road Alexandria, VA 22315	0.33	(See attached Petition) 7005 1160 0001 9196 9331
0813-10-0010	Mary L. Christopher	6253 Fogle Street	6253 Fogle Street Alexandria, VA 22310	0.23	7005 1160 0001 9196 9348
0813-10-0011	Garry N. Klaus	6255 Fogle Street	6255 Fogle Street Alexandria, VA 22310	0.23	(See attached Petition) 7005 1160 0001 9196 9355

0813-10-0012	<i>deceased</i> Ronald H. & Carolyn L. Bolton	6257 Fogle Street	6257 Fogle Street Alexandria, VA 22310	0.23	(See attached Petition) 7005 1160 0001 9196 9362
0813-10-0013	Mirzo Babic	6259 Fogle Street	6259 Fogle Street Alexandria, VA 22310	0.23	7005 1160 0001 9196 9379
0813-10-0014	Patty Whetzel Wayne F. Peace	6421 Fleet Drive	6421 Fleet Drive Alexandria, VA 22310	0.27	(See attached Petition) 7005 1160 0001 9196 9386
0813-10-0015	Fredis V. Chavez & Maria Cruz	6425 Fleet Drive	6425 Fleet Drive Alexandria, VA 22310	0.23	7005 1160 0001 9196 9393
0911-06-0002	Ellwood I. & Janet L. Miller	6290 Wills Street	6290 Wills Street Alexandria, VA 22310	0.24	(See attached Petition) 7005 1160 0001 9196 9409
0911-06-0003	Betty J. Breedlove	6286 Wills Street	6286 Wills Street Alexandria, VA 22310	0.26	(See attached Petition) 7005 1160 0001 9196 9416
0911-06-0005	Ashley & Laverne Smith	6278 Wills Street	6278 Wills Street Alexandria, VA 22310	0.26	(See attached Petition) 7005 1160 0001 9196 9423
0911-06-0006	Kathryn S.L.H. Saulter David R. Saulter	6274 Wills Street	6274 Wills Street Alexandria, VA 22310	0.34	(See attached Petition) 7005 1160 0001 9201 5419
0911-06-0007	Norman Hampton Conner	6272 Wills Street	6272 Wills Street Alexandria, VA 22310	0.46	(See attached Petition) 7005 1160 0001 9196 9447
0911-06-0008	Juana Gonzalez Guadalupe Gonzalez	6268 Wills Street	6268 Wills Street Alexandria, VA 22310	0.28	7005 1160 0001 9197 0825
0911-06-0009	John Hoffman	6264 Wills Street	6264 Wills Street Alexandria, VA 22310	0.23	(See attached Petition) 7005 1160 0001 9196 8907
0911-06-0010	Linda Cook	6260 Wills Street	c/o Lisa Taylor, Guardian 6115 Rivanna Drive Springfield, VA 22150	0.23	(See attached Petition) 7005 1160 0001 9201 5426
0911-06-0011	Maggie A. & Wendy D. Tillman	6256 Wills Street	6256 Wills Street Alexandria, VA 22310	0.38	7005 1160 0001 9196 8921
0911-06-0012	Surinder K. & Sunita Wahi	6263 Wills Street	4415 Upland Drive Alexandria, VA 22310	0.23	(See attached Petition) 7005 1160 0001 9196 8938
0911-06-0013	Thanh C. Huynh	6259 Wills Street	6259 Wills Street Alexandria, VA 22310	0.30	7005 1160 0001 9196 8945
0911-06-0014	Tho Xuan & Phuong X. Nguyen	6255 Wills Street	6255 Wills Street Alexandria, VA 22310	0.30	7005 1160 0001 9196 8952
0911-06-0015	Harold Palacios	6251 Wills Street	6251 Wills Street Alexandria, VA 22310	0.31	(See attached Petition) 7005 1160 0001 9196 8969
0911-06-0020	Sandra G. Anderson Thomas S. Channon & Laura A. Wright	6289 Wills Street	648 Holly Road Delaware, Oh 43015	0.23	(See attached Petition) 7005 1160 0001 9196 8976
0911-06-0021	Clyde Manuel Truitt, Jr. & Carolyn A. Truitt	6283 Wills Street	6283 Wills Street Alexandria, VA 22310	0.23	(See attached Petition) 7005 1160 0001 9196 8983
0911-06-0001		6431 Fleet Drive	5924 S Van Dorn Street Alexandria, VA 22310	0.29	(See attached Petition) 7005 1160 0001 9196 8990
0911-06-0004	Margaret J. & Stanford Mowbray	6282 Wills Street	6282 Wills Street Alexandria, VA 22310	0.26	(See attached Petition) 7005 1160 0001 9196 9201

0911-06-0016	Robert Emmett & Mary Jones	6513 Fleet Drive	6513 Fleet Drive Alexandria, VA 22310	0.31	(See attached Petition) 7005 1160 0001 9196 9218
0911-06-0017	Marie C. Cooper	6509 Fleet Drive	PO Box 3157 Lantana, FL 33465	0.30	(See attached Petition) 7005 1160 0001 9196 9225
0911-06-0018	Lyman F. & Bernice J. Dunnock	6505 Fleet Drive	6505 Fleet Drive Alexandria, VA 22310	0.30	(See attached Petition) 7005 1160 0001 9196 9232
0911-06-0019	Agnes W. Kelly	6501 Fleet Drive	6501 Fleet Drive Alexandria, VA 22310	0.23	(See attached Petition) 7005 1160 0001 9196 9249

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FEET
0 10 20 30 40 50 60 70 80 90 100

Map Scale: 1" = 100' (1:12,000)
Map Date: 01/01/04
Map Title: Zoning Map of the County of Fairfax, Virginia
Map Author: Fairfax County Department of Planning and Development
Map Reviewer: [Name]
Map Date: 01/01/04

GENERAL NOTES

1. The map is a representation of the zoning map of the County of Fairfax, Virginia, as of the date of the official record map. It is not a legal document and should not be used for legal purposes. The map is subject to change without notice.

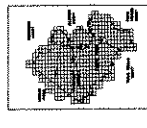
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ADMINISTRATIVE INDEX	
80-2	R-1, R-2
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80-4	R-1, R-2
80-5	R-1, R-2

80-2 R-1, R-2
80-3 R-1, R-2
80-4 R-1, R-2
80-5 R-1, R-2

PROPERTY MAP

ZONING

81-3

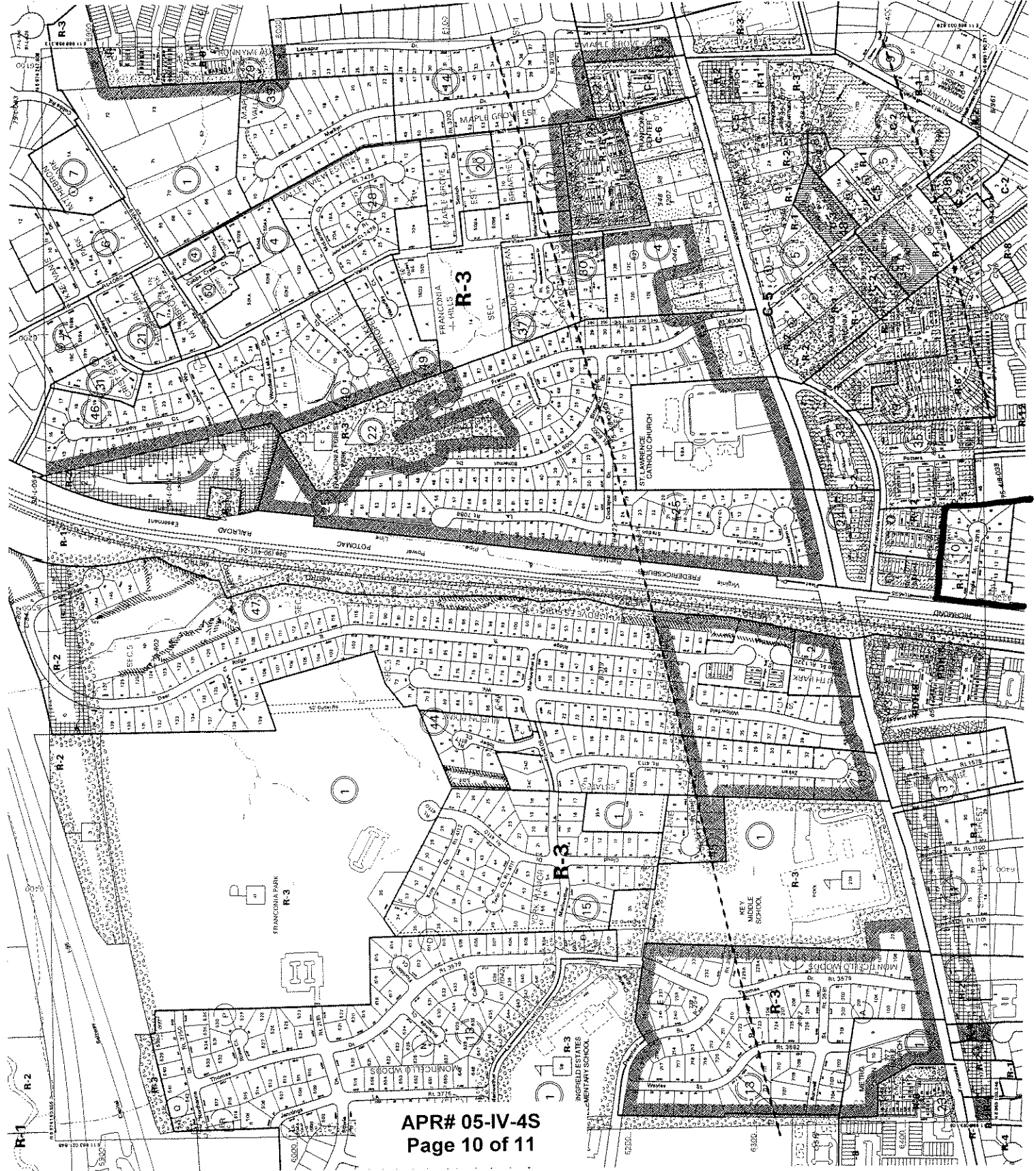
Revised to: 01/01/04

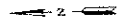
Prepared by:
Fairfax County Department of Planning and Development
1000 Government Center Parkway, Suite 111
Falls Church, Virginia 22043-0111
Phone: (703) 246-2000
Fax: (703) 246-2001

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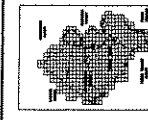
Scale: 1" = 100'

Map of the City of Fairfax, Virginia, showing the location of the property being mapped. The map is a detailed street map of the area, showing the property being mapped in the center. The map is a detailed street map of the area, showing the property being mapped in the center.

GENERAL NOTES

1. The information on this map is based on the latest available information from the City of Fairfax, Virginia, and is subject to change without notice. The information on this map is based on the latest available information from the City of Fairfax, Virginia, and is subject to change without notice.

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ADMINISTRATIVE INDEX			
BL-4	BL-3	BL-2	BL-1
90-4	90-3	90-2	90-1
90-4	90-3	90-2	90-1

PROPERTY MAP
ZONING
91-1
Revised to: 01/01/04

City of Fairfax, Virginia
Department of Planning and Development
12000 Leesville Road, Suite 117
Fairfax, Virginia 22031
Phone: (703) 241-2373
Fax: (703) 241-2373

